

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

ServiceLink, LLC
ALTA Universal ID:
1355 Cherrington Pkwy
Moon Township, PA 15108

File No./Escrow No. : 180055319-2
Print Date & Time: October 25, 2018 11:52 am
Officer/Escrow Officer : Melissa Columbus
Settlement Location : 1355 Cherrington Pkwy
Moon Township, PA 15108

Property Address: 2 Fox Hollow Dr Jackson
Jackson, NJ 08527

Buyer: L Wrazen LLC
3062 Wilbur Ave
Manchester, NJ 08759

Seller: John Hargrave, BK Trustee for the Estate of Parabhsaran & Manjit Nayar

Lender:

Settlement Date: December 04, 2018

Disbursement Date: December 04, 2018

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	435,500.00	Sale Price of Property	435,500.00	
		Deposit or earnest money		2,000.00
		Prorations/Adjustments		
	1,017.56	County Taxes 12/05/18 - 12/31/18	1,017.56	
		Title Charges and Escrow/Settlement Charges		
100.00		Abstract Title Fee - Seller to ServiceLink, LLC		
		Closing Coordination Fee - Buyer to ServiceLink, LLC	325.00	
750.00		Closing Coordination Fee - Seller to ServiceLink, LLC		
		Closing Protection Letter Fees to ServiceLink, LLC	75.00	
75.00		Deed Prep Fee - Seller to ServiceLink, LLC		
200.00		Tax Cert / Tideland Fee - Seller to ServiceLink, LLC		
		Owner's Title Insurance to ServiceLink, LLC Coverage: 435,500.00 Premium: 1,953.00	1,953.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Commissions		
8,581.00		Listing Agent Commission to Remax at Barnegat Bay		
8,581.00		Selling Agent Commission to Remax RE LTD		
		Government Recording and Transfer Charges		
		Recording Fees to ServiceLink	142.00	
3,555.80		Transfer Tax to ServiceLink		
		Payoff(s)		
380,151.07		Payoff of First Mortgage Loan to Ocwen Loan Serving LLC Loan Payoff 0.00 Total Payoff <u>380,151.07</u>		
		Miscellaneous		
3,877.69		4th Qtr Taxes to Jackson Township		
21,775.00		Bankruptcy Estate Fee to John Hargrave, BK Trustee for the Estate of Parabh		
290.00		Closing Coordination Fee to Ocean Title		
8,581.00		Commission to BK Global		
Seller			Buyer	
Debit	Credit		Debit	Credit
436,517.56	436,517.56	Subtotals	439,012.56	2,000.00
		Due from Buyer		437,012.56
436,517.56	436,517.56	Totals	439,012.56	439,012.56

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize ServiceLink, LLC to cause the funds to be disbursed in accordance with this statement.

Buyer

L Wrazen LLC

BY: _____

Seller

John Hargrave, BK Trustee for the Estate of
Parabhsaran & Manjit Nayar

BY: _____

Melissa Columbus
COORDINATOR